046.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,097,400 / 1,097,400
					USE VALUE:	1,097,400 / 1,097,400
					ASSESSED:	1,097,400 / 1,097,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORES MARJORIE J
Owner 2:	
Owner 3:	
Street 1:	147 WARREN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREEN KIMBERLY -
Owner 2:	GUILGLEY ROBERT -
Street 1:	147 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,216 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1875, having primarily Wood Shingle Exterior and 2663 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8216.000	559,600	4,600	533,200	1,097,400
Total Card	0.189	559,600	4,600	533,200	1,097,400
Total Parcel	0.189	559,600	4,600	533,200	1,097,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.03 | /Parcel: 412.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32850
GIS Ref	
GIS Ref	
Insp Date	11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	559,100	4600	8,216.	533,200	1,096,900	1,096,900	Year End Roll	12/18/2019
2019	104	FV	413,200	4600	8,216.	566,500	984,300	984,300	Year End Roll	1/3/2019
2018	104	FV	413,200	4600	8,216.	413,200	831,000	831,000	Year End Roll	12/20/2017
2017	104	FV	387,700	4600	8,216.	359,900	752,200	752,200	Year End Roll	1/3/2017
2016	104	FV	387,700	4600	8,216.	306,600	698,900	698,900	Year End	1/4/2016
2015	104	FV	345,800	4600	8,216.	299,900	650,300	650,300	Year End Roll	12/11/2014
2014	104	FV	345,800	4600	8,216.	246,600	597,000	597,000	Year End Roll	12/16/2013
2013	104	FV	359,700	4600	8,216.	234,600	598,900	598,900		12/13/2012

!3921!

PRINT

Date	Time
12/10/20	19:02:44

LAST REV

Date	Time
04/09/19	15:11:34
apro	
3921	

USER DEFINED

Prior Id # 1:	32850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN KIMBERLY	53070-378		8/25/2009		667,500	No	No		
SILBERMAN SAMUE	48215-506		9/25/2006		490,000	No	No		
DRAKE RICHARD/D	22063-51		5/26/1992		219,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2009	1230	Manual	2,000					
7/23/2008	823	New Wind	2,000	C		G9	GR FY09	
7/12/2007	556	Manual	2,000	C				remove 2nd fl fr p

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Meas/Inspect	345	PATRIOT
12/4/2006	MLS	HC	Helen Chinal
3/9/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8216		Sq. Ft.	Site		0	80.	0.81	1									533,186						533,200	

Total AC/HA:	0.18861	Total SF/SM:	8216	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 533,186	Spl Credit		Total: 533,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04423285
Const Adj.:	1.04841471
Adj $ / SQ:	186.114
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687483
Depreciation:	127872
Depreciated Total:	559611

COMMENTS

BMT-CONCRETE & DIRT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	1	HB	1				

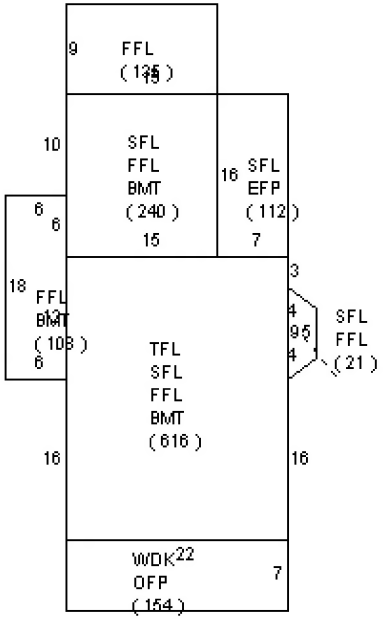
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	M
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.11
Special Features:	0	Val/Su Net:	138.28
Final Total:	559600	Val/Su SzAd	210.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	186.110	208,448
SFL	Second Floor	989	186.110	184,067
BMT	Basement	964	55.830	53,824
TFL	Third Floor	554	186.110	103,182
OFP	Open Porch	154	28.530	4,394
WDK	Deck	154	13.100	2,017
EFP	Enclos Porch	112	54.030	6,051
	Net Sketched Area:	4,047	Total:	561,983
Size Ad	2663.3999	Gross Are	4109	FinArea 2663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1915	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600